PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY: The undersigned, legal cwner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.6 (VB.6.b) to permi' a side yard setback of 6' in of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Insufficent clearance to construct garage on to new existing dwelling. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare ar ! affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): James McDonald Hosabach (Type or Print Name) Harsbary. rlene E. Hossbach City and State Attorney for Petitioner: 10 Hunters Court 252-0130 utherville, Md. 21093 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: 10 Hunters Court OHDERED By The Zoning C. amissioner of Baltimore County, this ______ day required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ____llth ____ day of __December ____, 1984__, at 10:30 o'clock Zoning Commissioner of Baltimore County.

PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO.__Zoning_Commissioner____ Date_November 23, 1984

Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 85-150-A, 85-154-A, 85-156-A 85-162-A and 85-163-A

There are no comprehensive planning factors requiring comment on

Office of Planning and Zonir

NEG/JGH/sf/bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE November 29, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Maryland 21204 Mr. and Mrs. James M. Hossbach 10 Hunters Court

Lutherville, Maryland 21093 Nicholas B. Commodari Chairman

> Item No. 106, Case No. 85-162-A James M. Hossbach, et ux -Petitioners Variance Petition

Dear Mr. and Mrs. Hossbach:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtiateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning. Traffic Engineering State Roads Commissi Bureau of Fire Prevention Health Department Project Planning Suilding Department Board of Education Zoning Administration

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a

Very truly yours,

Richalas B Commoderi, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

cc: File

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

11/14/84

Property Owner: James McDouald Hoss bach

Location: East and of Hunters Court

E of Silvan Strong Court

Re: Zoning Advisory Meeting of 10/23/84

The Division of Current Planning and Development has reviewed the subject

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior

)Parking calculations must be shown on the plan.
)This property contains soils which are defined as wetlands, and

)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

)Landscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by

Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

)The amended Development Plan was approved by the Planning Board

)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

petition and offers the following comments. The items checked below are

(X) There are no site planning factors requiring comment.
(A County Review Group Meeting is required.

to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

)The parking arrangement is not satisfactory.

development on these soils is prohibited.

)Additional comments:

STEPHEN E. COLLINS DIRECTOR

November 19, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 101,102,104, and (106) Meeting of October 23, 1984 Property Owner: Location: Existing Zoning:

Acres: District:

Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 101, 102, 104, and 106.

Traffic Engineering Assoc. II

MSF/com

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

MEMBERS

Department of .

Bureau of

Industrial

November 7, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: James McDonald Hossbach

Location: East End of Hunters Court 250' E. from c/l Silver Spirrup Ct.

Zoning Agenda: Meeting of 10/23/84

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments fat this time. Noted and Leonge M Weigand

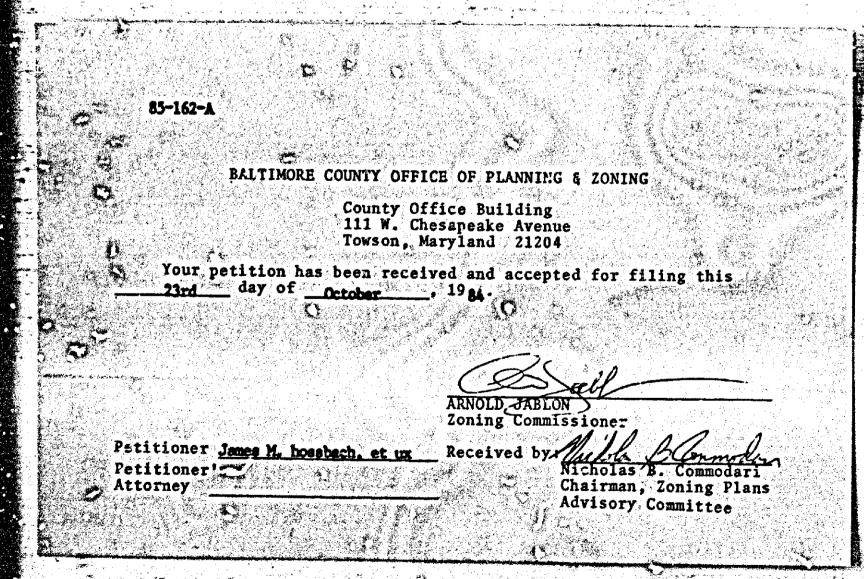
REVIEWER GOLD Approved:

Planning Group

Planning Group

Fi

Special Inspection Division



Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ************ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of December , 19 84 , that the herein Petition for Variance(s) to permit a side yard setback of 6 feet in lieu of the required 15 feet for the expressed purpose or constructing a 12'x28' garage, in accordance with the site plan filed herein, marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this

> Deputy Zoning Commissioner // Baltimore County //

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

RECCIVED

ARNOLD JABLON ZONING COMMISSIONER December 13, 1984

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. and Mrs. James Hossbach 10 Hunters Court Lutherville, Maryland 21093

> RE: Petition for Variance E/S of Hunters Ct., 250' E of the center line of Silver Stirrup Ct. (10 Hunters Ct.) 8th Election District James McDonald Hossbach, et ux - Petitioners No. 85-162-A (Item No. 106)

Dear Mr. and Mrs. Hossbach:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Jean 11. W. JEAN M.H. JUNG Deputy Zoning Commissioner

Attachments

cc: Charles Rosolio, Esquire 102 WEst Pennsylvania Avenue Towson, Maryland 21204

People's Counsel

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 1, 1984

TED ZALESKI, JR.

The same was the second second

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 106 Zoning Advisory (mmittee Meeting are as follows:

Property Owner: James McDonald Hossbach
Location: East End of Hunters Court 250' E. from c/o Silver Stirrup Court
D.R. 3.5 Variance to permit a side yard setback of 6' in lieu of the required 15' and to allow the amendment to the development plan to allow the construction of an addition outside of the allowable building envelop. 50/153.74 x 175.21/187.56

District: The items checked below are applicable:

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B A building & other / permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit

application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

November 8, 1984

Mr. and Mrs. James M. Hossbach 10 Hunters Court Lutherville, Maryland 21093

> NOTICE OF HEARING
> RE: Petition for Variance E/S Hunters Court, 250' E of c/l of Silver Stirrup Court (10 Hunters Ct.)
>
> James M. Hossbach, et ux - Petitioners
> Case No. 85-162-A

TIME: _ 10:30 a.m. DATE: Tuesday, December 11, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

No. 134310 LTIMORE COUNTY, MARYLAND FFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 2.01-615.100 VAI IDATION OR SIGNATURE OF CASHIER



HARRY J. PISTEL, P. E. DIRECTOR

December 7, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #106 (1984-1985) Property Owner: James McDonald Hossbach East End of Hunters Ct. 250° E. from centerline Silver Stirrup Ct. Acres: 50/153.74 x 175.21/187.56 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

The "Vicinity Map" is totally erroneous. This property is Lot B, Block "B" of Plat A, Section Two, Hunt Ridge (E.H.K., Jr. 44, Folio 99).

Baltimore County highway and utility improvements are not directly involved, and are as secured by Public Works Agreement 87904, executed in conjunction with the development of Hunt Ridge.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

DATES A. MARKLE, P.E., Chief Bureau of Public Services

85-162-A

JAM:EAM:FWR:ss

S-SE Key Sheet 50 NW 4 Pos. Sheet NW 13 A Topo 60 Tax Map

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District & S.	- 4
District & M. Posted for: Variance	Date of Posting //- 16 - 54
Posted for: Variance	***************************************
Petitioner: James Hossbach et ux	
Petitioner: James Hossbach et un location of property: E/5 Auteur Court (10 decation of Signs: Court (10 decation of Signs: Confrontoj 710	9 250' E of the CIC xp
Silver Sterrup Court (10	Henry Court
ocation of Signs: On froto; 710	Hunters Court
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lemarks:	
Posted by Signature	Date of return: 11-21-84
number of Signs:	,

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. 4	CER: FICATE OF PUBLICATION	
And the state of t	PETITION FOR VARIANCE IN Election District LOCATION: East eids of Hurbers Court, 250 lest East of the centerine of Silver Shirrup Court 150 Hunters Court, DATE AND TIME: Tuseday, December 11, 1984 at 10:30 a.m. PUBLIC HEAPLING: Rooms 108, County Office Building, 191 West Chesapeaine Anenne, Towson, Maryland The Zoning Commissioner of Battimore County, by authority at the Zoning Act and Regulations of Battimore County, will hold a public hearing. Petition for Variance to parmit a side yand sen- back of 6 feet in light at the required 15 hast. Being the property of Jesses McDonald- Hosebach, at six as shows an the platt field with the Zoning Office. In the water than this Publics is granted, a building permit may be lessed within the thirty (30) day appeal period. The Zoning Consens- source will, blowerst, existential ray request for a stay of the lessuance of said peanet during this period for good cause shown. Such request aroust be its shead in writing by the date of the hasring sai shows or made at the heaving.	Towson, Md
The second of the second	ARKOLD JABLON ZONNIG COMMISSIONER OF BALTIMORE COUNTY	M- Chyclillo
	THE STATE OF THE S	Cost of Advertisement: \$26.50

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES M. HOSSBACH, et ux, Case No. 85-162-A Petitioners

RE: PETITION FOR VARIANCE

Silver Stirrup Ct.

(10 Hunters Ct.),

8th District

E/S of Hunters Ct., 250'

E of the Centerline of

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zamman Feter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 20th day of November, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James McDonald Hossbach, 10 Hunters Court, Lutherville, MD 21093, Petitioners.

> Keter Max Zumenna Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

LOCATION: Dast side of Hun-ters Court, 250 feet East of the centertine of Silver Stirrup Court (10 Flusters Court) DATE AND TIME: Tuesday, December 11, 1994 et 10:30 e.m. TOWSON, MD., November 22, 19 84 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed PUBLIC HEARING! Room 105, County Office Building, 111 W. Chesapeake Avenua, Tow-son, Maryland and published in Towson, Baltimore County, Md., appearing on The Soning Commissioner of Baltimore County, by authority of the Zoning As and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard estback of a feet in lieu of the required 15 feet. November 22, 19 8

THE JEFFERSONIAN,

DVenetork

Cost of Advertising

Being the property of James McDonald Hosebach, at ux, as shown as the plat filed with

the thirty (30) day appeal period. The Soning Commissioner will, however, entertain any request for a stay of the terminate of said permit during this period for good came shows. Buck request must be reserved in writing by the date of the hearing, set above or made at the hearing.

BY ORDER OF

ARNOLD JAHLON

Zoning Commissioner

of Baltimore County

Nov. St.



ARNOLD JABLOH ZONING COMMISSIONER

December 4, 1984

Mr. and Mrs. James McD. Hossbach 10 Hunters Court Lutherville, Maryland 21093

RE: Petition for Variance E/S Hunters Ct., 250' E of the c/l of Silver Stirrup Ct. (10 Hunters Ct.)

James McD. Hossbach, et ux - Petitioners Case No. 85-162-A

Dear Mr. and Mrs. Hossbach:

This is to advise you that \$51.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT NOLDJABLON ning Commissioner AMOUNT \$ 51.50 RECEIVED Jenes Hosebacu' Tocting + ado - 85-162-A C 034*****5150:a \$110F

8th Election District

LOCATION:

East side of Hunters Court, 250 feet East of the centerline of Silver Stirrup Court (10 Hunters Court)

DATE AND TIME:

Tuesday, December 11, 1984 at 10:30 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 feet in lieu of the required 15 feet.

Being the property of James McDonald Hossbach, et ux the plat filed with the Zoning Office.

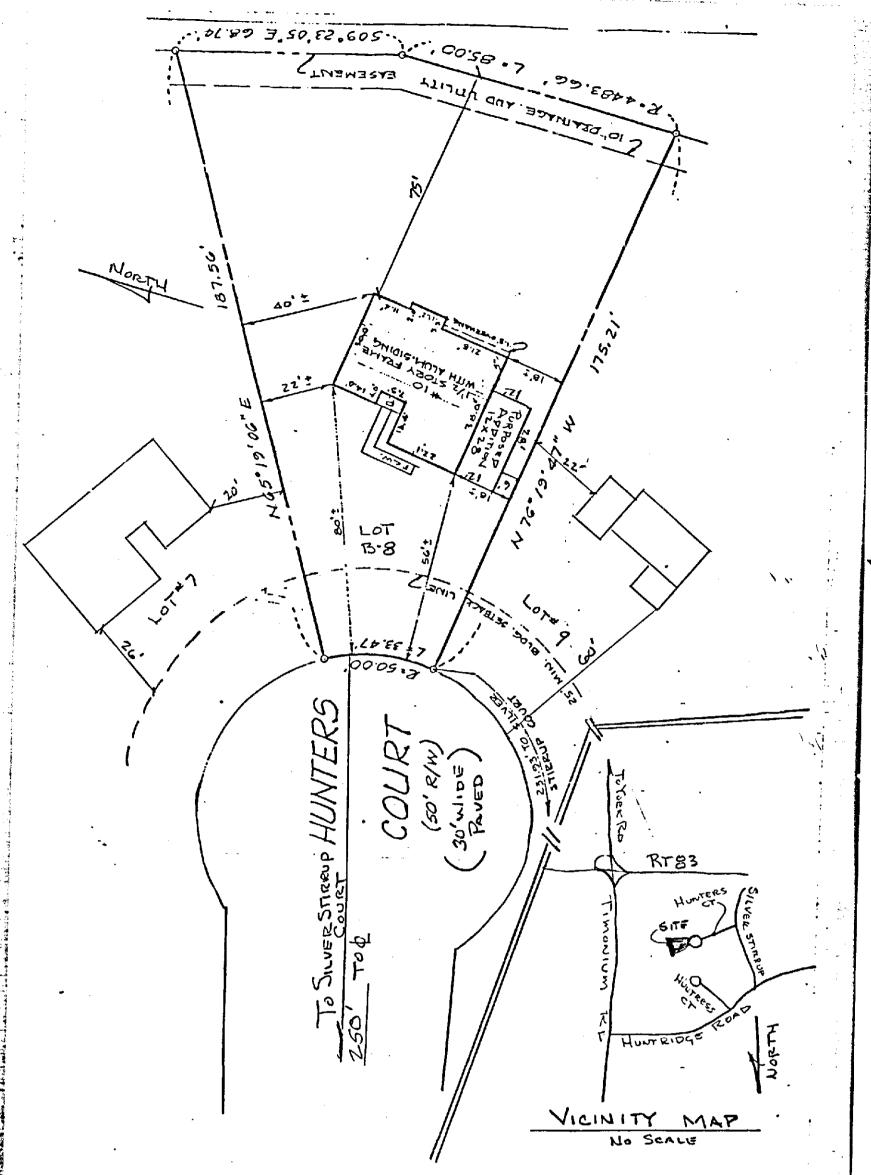
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

<u>DESPRICTION</u>

Beginning at a point on the East end of Hunters Court at the distance of 250' east of the center line of Silver Spirrup Court.

Being known and designated as Lot No. 8, Block "B" as shown on the Plat entitled "Amended Plat A, Sec. 2 "Hunt Ridge" which is recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. No. 47 Folio 26. The Improvements thereon being known as No. 10 Hunters Court.



PLAT FOR ZONING VARIANCE

OWNER JAMES MED. FARLENEE. HUSSBACH

SUBDIV. - HUNT RIDGE DISTE 8 ZONEO PRE

LOT 13-8-13LK-B BOOK FOLIO

EXISTING UTILITIES - IN HUNTERS CT

STALE 1"=30-0" REVISED 143/84

VICINITY MAP No SCALE PETITIONER'S

PLAT FOR ZONING VARIANCE

OWNER JAMES MCD. & ARLENGE. HUSSBACH

SUBDIV. - HUNT RIDGE DISTR 8 2000 PRF

LOT B-8-BLK-B BOOK FOLLO

EXISTING UTILITIES - IN HUNTERS CT

SCALE 1"= 30-0"